abode

finding houses, delivering homes



13A Brows Lane

Formby, L37 3HY

£1,300,000

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13A Brows Lane

Formby, L37 3HY

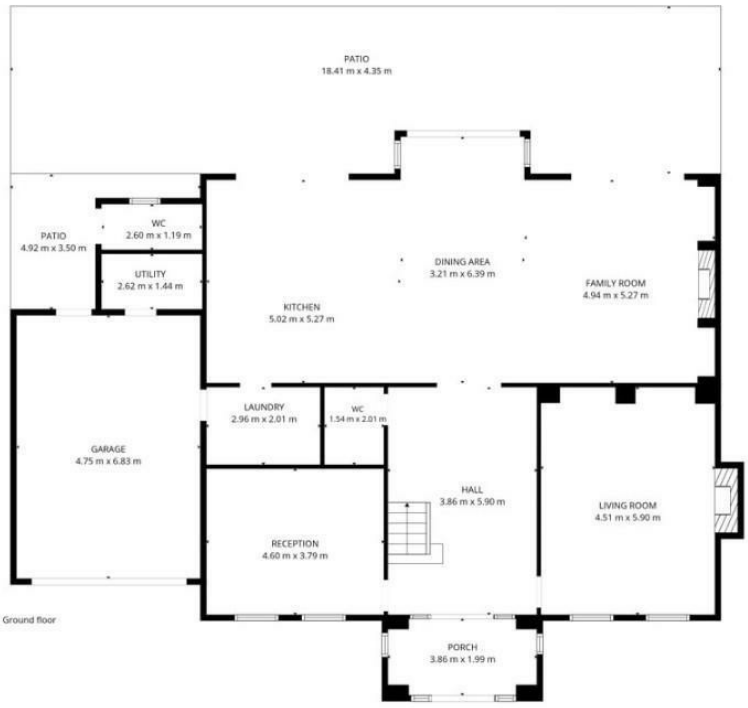
£1,300,000

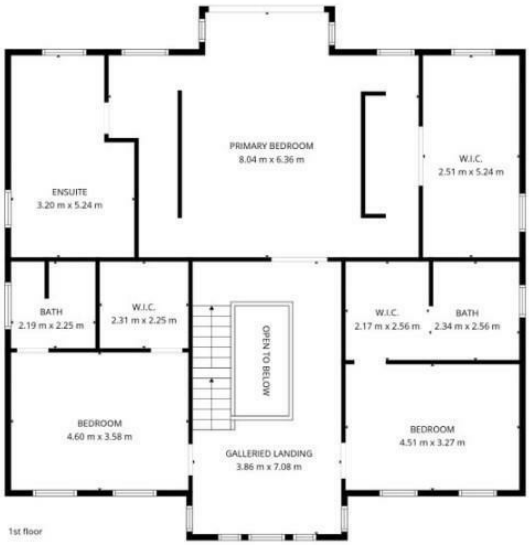












TOTAL: 389 m2

Ground floor: 197 m2, 1st floor: 153 m2, 2nd floor: 39 m2
EXCLUDED AREAS: UTILITY: 4 m2, PATIO: 86 m2, FIREPLACE: 1 m2,
OPEN TO BELOW: 4 m2, LOW CEILING: 16 m2, STORAGE: 3 m2,
WALLS: 24 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Tel: 01704827402











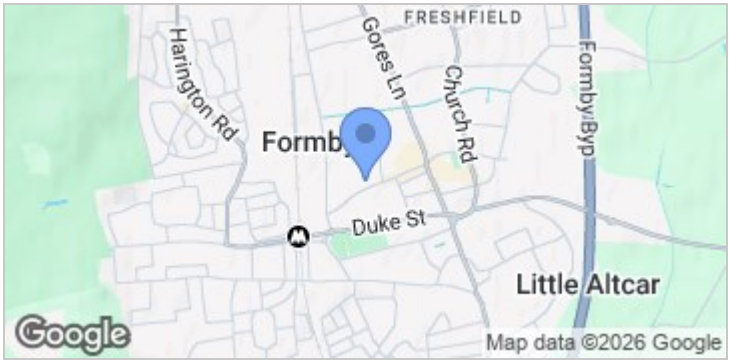
Road Map



Hybrid Map



Terrain Map



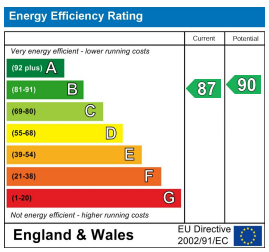
- **EXCEPTIONAL FIVE BEDROOM DETACHED RESIDENCE BUILT IN 2016**
- **PRESTIGIOUS BROWS LANE LOCATION CLOSE TO FORMBY VILLAGE**
- **ELEGANT SANDSTONE FAÇADE WITH CONTEMPORARY LUXURY THROUGHOUT**
- **IMPRESSIVE THREE STOREY ACCOMMODATION WITH GALLERIED LANDING**
- **BESPOKE OPEN PLAN KITCHEN, DINING & FAMILY LIVING SPACE**
- **PRINCIPAL SUITE WITH DRESSING ROOM, JULIET BALCONY & EN-SUITE**
- **FIVE DOUBLE BEDROOMS WITH MULTIPLE EN-SUITE FACILITIES**
- **LANDSCAPED GARDENS, ELECTRIC GATES & SUBSTANTIAL DOUBLE GARAGE**
- **TENURE FREEHOLD - COUNCIL TAX BAND G**

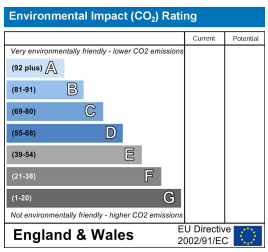
Viewing

Please contact our Formby Office
on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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